089.0	0001	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,000 / 814,000
					USE VALUE:	814,000 / 814,000
					ASSESSED:	814,000 / 814,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		CHARLES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JIGARJIAN FLORENCE
Owner 2:	
Owner 3:	
Street 1:	83 CHARLES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9591.000	318,600		495,400	814,000
Total Card	0.220	318,600		495,400	814,000
Total Parcel	0.220	318,600		495,400	814,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.03 | /Parcel: 570.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56254

GIS Ref

GIS Ref

Insp Date 11/09/18

!7203!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,600	0	9,591.	495,400	814,000		Year end	12/23/2021
2021	101	FV	307,900	0	9,591.	495,400	803,300		Year End Roll	12/10/2020
2020	101	FV	307,900	0	9,591.	495,400	803,300	803,300	Year End Roll	12/18/2019
2019	101	FV	250,600	0	9,591.	502,500	753,100	753,100	Year End Roll	1/3/2019
2018	101	FV	250,600	0	9,591.	375,100	625,700	625,700	Year End Roll	12/20/2017
2017	101	FV	250,600	0	9,591.	339,700	590,300	590,300	Year End Roll	1/3/2017
2016	101	FV	250,600	0	9,591.	325,600	576,200	576,200	Year End	1/4/2016
2015	101	FV	231,300	0	9,591.	276,000	507,300	507,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:11:27

LAST REV

Date	Time
02/05/19	13:16:51
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7203

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLOVO ROSE	25113-63		1/5/1995		190,000	No	No	Y	

USER DEFINED

Prior Id # 1:	56254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2003	258	Redo Bat	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Measured	372	PATRIOT
11/3/2000	Inspected	264	PATRIOT
1/20/2000	Measured	163	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9591		Sq. Ft.	Site		0	70.	0.74	5									495,411						495,400	

Total AC/HA:	0.22018	Total SF/SM:	9591	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	495,411	Spl Credit		Total:	495,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	147.603
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333960
Depreciation:	15362
Depreciated Total:	318598

COMMENTS

REAR EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

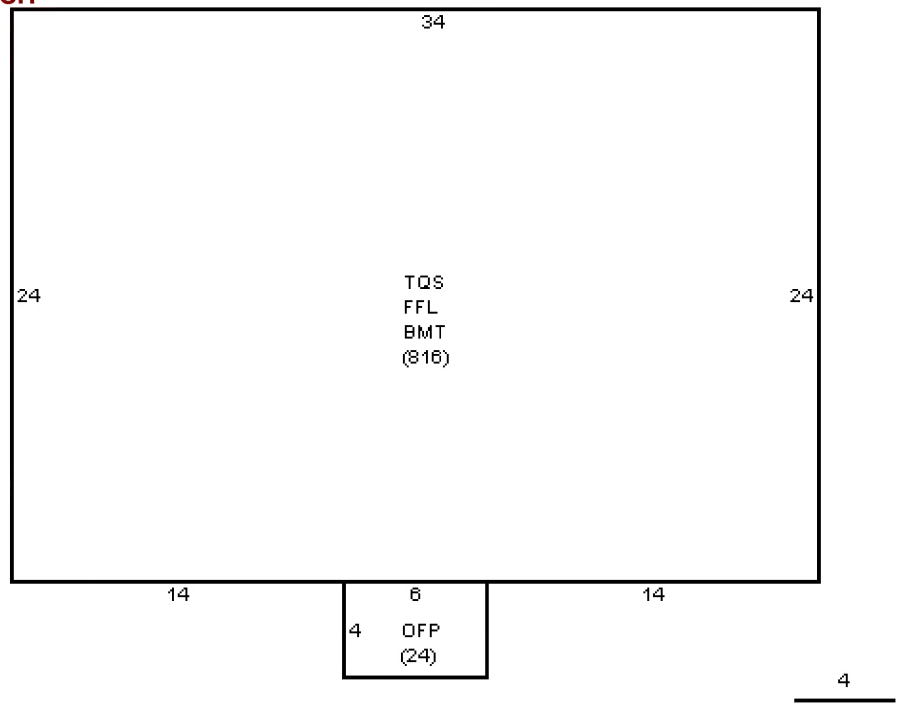
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.60
Special Features:	0	Val/Su Net:	140.48
Final Total:	318600	Val/Su SzAd	223.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	44.280	36,133
FFL	First Floor	816	147.600	120,444
TQS	3/4 Story	612	147.600	90,333
OFP	Open Porch	24	43.730	1,050

Net Sketched Area:	2,268			Total:	247,960
Size Ad	1428	Gross Area	2472	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc